



CITY PLAN COMMISSION

15th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106

kcmo.gov/planning

November 07, 2023

Rachelle Biondo
Rouse Frets White Goss Gentile Rhodes, a Professional Corporation
4510 Belleview Ave
Kansas City, MO 64111

Re: **CD-CPC-2023-00151** - A request to approve a major amendment to an Master Planned Development to allow for vehicle storage including 3,169 parking spaces in district MPD on about 42.64 acres generally located on the NE corner of Highway 210 and north Brighton Avenue.

Dear Rachelle Biondo:

At its meeting on November 07, 2023, the City Plan Commission acted as follows on the above-referenced case.

Denial

The Commission's action is only a recommendation. Your request must receive final action from the City Council. All *conditions imposed by the Commission*, if any, *are available on the following page(s)*.

PLEASE READ CONDITIONS CAREFULLY as some or all of the conditions imposed may require action on your part to proceed to the next step.

- If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to final action.
- If revised plans are not required, your request will automatically be submitted for City Council consideration.

If you have any questions, please contact me at Larisa.Chambi@kcmo.org or (816) 513-8822.

Sincerely,

A handwritten signature in cursive script that reads "Larisa Chambi".

Larisa Chambi
Lead Planner



Plan Conditions

Report Date: November 07, 2023

Case Number: CD-CPC-2023-00151

Project: Brighton Parking

Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / Larisa.Chambi@kcmo.org with questions.

1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
2. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
4. The developer shall secure approval of an MPD Final Plan from the City Plan Commission prior to building permit.
5. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
6. That Ordinance No. 210398, including conditions 23, 24, 25, 26, 35, and 36 shall remain in full force and effect.
7. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.
8. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.
9. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to certificate of occupancy.
10. That a deviation be granted to Section 88-420-09-B-a requiring all nonresidential development to provide at least 3 short-term bicycle parking spaces or short-term bicycle spaces equal in number to at least 10% of the actual number of off-street vehicle parking spaces provided, whichever is greater. The developer shall provide three short-term bicycle parking spaces instead of the required 317 short-term bicycle parking spaces.
11. That a deviation be granted to Section 88-450-03-B-2 requiring at least one connection to all adjacent properties. The developer will not provide a connection to the adjacent properties.
12. That a deviation be granted to Section 88-375-02-1 requiring all vehicle storage areas on the property must be located 500 feet from any R district along the west of the property. The developer will require a 500 foot deviation along the west.
13. That a deviation be granted to Section 88-450-03-B-1 requiring that pedestrian circulation systems connect all adjacent public rights-of-way to the main building.
14. No electric vehicles shall be stored on this site. Should the property owner decide to place electric vehicles on the subject property, approval of a minor amendment to the approved MPD will be required prior to the placement of electric vehicles on the site will be required.
15. That a deviation be granted to Section 88-375-02-1 requiring all vehicle storage areas on the property must be located 500 feet from any R district along the north of the property. The developer will require a 500 foot deviation along the north.

Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / Larisa.Chambi@kcmo.org with questions.

16. That a deviation be granted to Section 88-375-02-1 requiring all vehicle storage areas on the property must be located 500 feet from any R district along the east of the property. The developer will require a 500 foot deviation along the east.
17. That a deviation be granted to Section 88-375-02-1 requiring all vehicle storage areas on the property must be located 500 feet from any R district along the south of the property. The developer will require a 500 foot deviation along the south.
18. That a deviation be granted to Section 88-425-06-E-1 requiring one (1) tree per five (5) parking spaces for the interior landscaping of parking lots. The applicant is proposing 368 trees instead of the required 634 trees.
19. That a deviation be granted to Section 88-425-06-E-2 requiring one (1) shrub per parking space for the interior landscaping of parking lots. The applicant is proposing 702 shrubs instead of the required 3,169 shrubs.
20. The applicant shall apply for and receive approval of any necessary permit as required by the Missouri Department of Transportation (MoDOT).
21. Should the Missouri Department of Transportation request that the access point be moved to any adjoining street, the applicant shall be required to apply for and receive approval of a Major Amendment to the MPD prior to the issuance of any permits.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

22. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
23. The developer shall dedicate additional right of way [and provide easements] for N. Brighton Ave as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of 50 feet of right of way as measured from the centerline, along those areas being platted.
24. The developer shall submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.
25. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
26. The developer shall submit a streetscape plan for approval and permitting to the Land Development Division showing the streetscape improvements in the public right of way, the construction of ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired, and a street tree planting plan in compliance with 88-425-03 for review by the Parks and Recreation Department, Land Development Division, and Development Management Division prior to building permit.
27. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
28. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

29. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
30. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

31. The shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
32. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

33. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>
34. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact - Bryan Wagner 816-513-0275
North of River contact - Pedro Colato 816-513-4892

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

35. The developer must grant a BMP and/or Surface Drainage Easements to the City as required by the Land Development Division and KC Water, prior to recording the plat or issuance of any building permits.